



GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam Metropolitan Region Development Authority (VMRDA) - Change of land use from Agricultural land use to Commercial use for the property in Sy. No. 251/1p of Sabbavaram (V), Sabbavaram (M), Visakhapatnam District for an extent of 3318.27 Sq. mts (3968.65 Sq. Yds) applied by M/s STBL Projects Ltd. - Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 305

Dated: 06-09-2018

Read the following:-

- 1.From the VC, VUDA, Visakhapatnam, Lr.Rc.No.9856/2017/L3, dt. 20.12.2017.
- 2.Government Letter No.943683/M1/2017, dated:05.01.2018.
- 3.From the VC, VUDA, Visakhapatnam,Lr.Rc.No.9856/2017/L3, Dated:01.02.2018.
- 4.Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
- 5.Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
- 6.Government Memo No.943683/M1/2017, Dated:27.02.2018..
- 7.Notification No.1102, Dated:28.02.2018 published in Part-I of Andhra Pradesh Gazette.
- 8.From the Vice Chairman, VUDA, Visakhapatnam, Lr.Rc.No.9856/2017/L3, Dated:17.04.2018.
- 9.Proceeding of the Registrar of Cooperative Societies, AP, Guntur No.AGC06-13024/35/2018-PAC SEC-CCRCS dated: 30.08.2018.

ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.1102, Dated:28.02.2018. In the letter 8th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, the applicant has paid the required conversion charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:07.09.2018.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R. KARIKAL VALAVEN
PRINCIPAL SECRETRY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,
Vijayawada.

[Contd..2..]

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority (VMRDA), Visakhapatnam.

The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam.

Copy to:

The applicant through the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority (VMRDA), Visakhapatnam.

The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.

The District Collector, Visakhapatnam District

SC/SF.

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

VARIATION

The site falling in Survey No.251/1p of Sabbavaram (V), Sabbavaram (M), Visakhapatnam District, admeasuring an area for an extent of 3318.27 Sq. mts (3968.65 Sq. Yds). The boundaries of which are given in the schedule below which was earmarked as Agricultural Use in the Master Plan of Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Commercial use by variation of change of land use, which was shown in Visakhapatnam Metropolitan Region Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:-

1. adhering the conditions laid down in the proceeding No.AGC06-13024/35/2018-PAC SEC-CCRCS dated: 30.08.2018 of the Registrar of Cooperative Societies, AP, Guntur.
2. the applicant has to handover the road widening area to the local body at free of cost through registered gift deed.
3. the applicant shall obtain approval of building plans for construction of buildings from Competent Authority duly paying necessary charges as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam / GVMC before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

[Contd..3..]

7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing shops and existing 40'-0" road in Sy.No.250 of Sabbavaram (v)
South : Vacant site in Sy.No.251/1p of Sabbavaram (v)
East : Existing residential buildings in S.No.251/2 of Sabbavaram (v)
West : Existing Bank and vacant land in Sy.No.251/1 of Sabbavaram (v)

R. KARIKAL VALAVEN
PRINCIPAL SECRETRY TO GOVERNMENT

SECTION OFFICER